

Staff Summary Report



Hearing Officer Hearing Date: June 5, 2007

Agenda Item Number: 9

SUBJECT: This is a public hearing for a request by the **BARGNESI RESIDENCE (PL070202)** located at 221 East 15th Street for one (1) use permit.

DOCUMENT NAME: 20070605dssd02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **BARGNESI RESIDENCE (PL070202)** (C. Tyler Kestner/The Apollo Group LLC, applicant; John Bargnesi, property owner) located at 221 East 15th Street in the R1-6, Single Family Residential District for:

ZUP07060 Use permit to allow an accessory structure – an expansion of an existing garage.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning and Zoning Coordinator (480-350-8359)

FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

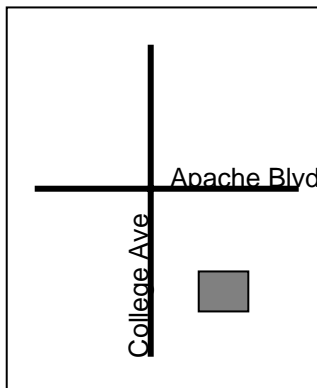
A handwritten signature in black ink, appearing to be 'LC' or similar, located next to the name Lisa Collins.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The Bargnesi Residence is requesting a use permit to expand the existing detached accessory building (workshop/garage) to be located behind the main residence. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. To date, no public input has been submitted for this request.



ATTACHMENTS:

1. List of Attachments
 2. Comments; Reason(s) for Approval;
 3. Conditions of Approval; History; Facts/Description; Zoning & Development Code Reference
-
- A. Location Map(s)
 - B. Aerial Photo
 - C. Letter of Intent
 - D. Site Plan
 - E. Floor Plan
 - F. Elevations
 - G. Staff Photographs

COMMENTS:

The Bargnesi Residence is requesting a use permit to expand the existing detached accessory building (workshop/garage) located behind the main residence. The expansion includes an office, workshop and pool bathroom on the south side of the existing accessory building. The site is located midblock at 221 East 15th Street in the R1-6, Single Family Residential District.

To date, no public input has been submitted for this request.

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building (expansion) that exceeds eight (8) feet in height and/or two hundred (200) square feet in area in the R1-6, Single-Family Residential District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This is a accessory building use in single family residential district; there should be no nuisances within this residential zoned area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust vibration or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE

FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the building safety division.
2. Detached structure to be compatible in design with main dwelling; colors to match existing dwelling.
3. The detached accessory building shall not be used as a separate living unit (no bathing or cooking facilities). Only one residential unit allowed in the R1-6 single family zoning district.

HISTORY & FACTS: Single Family home constructed in 1975.

March 24, 1998 BP980422: Construction of detached garage

DESCRIPTION:

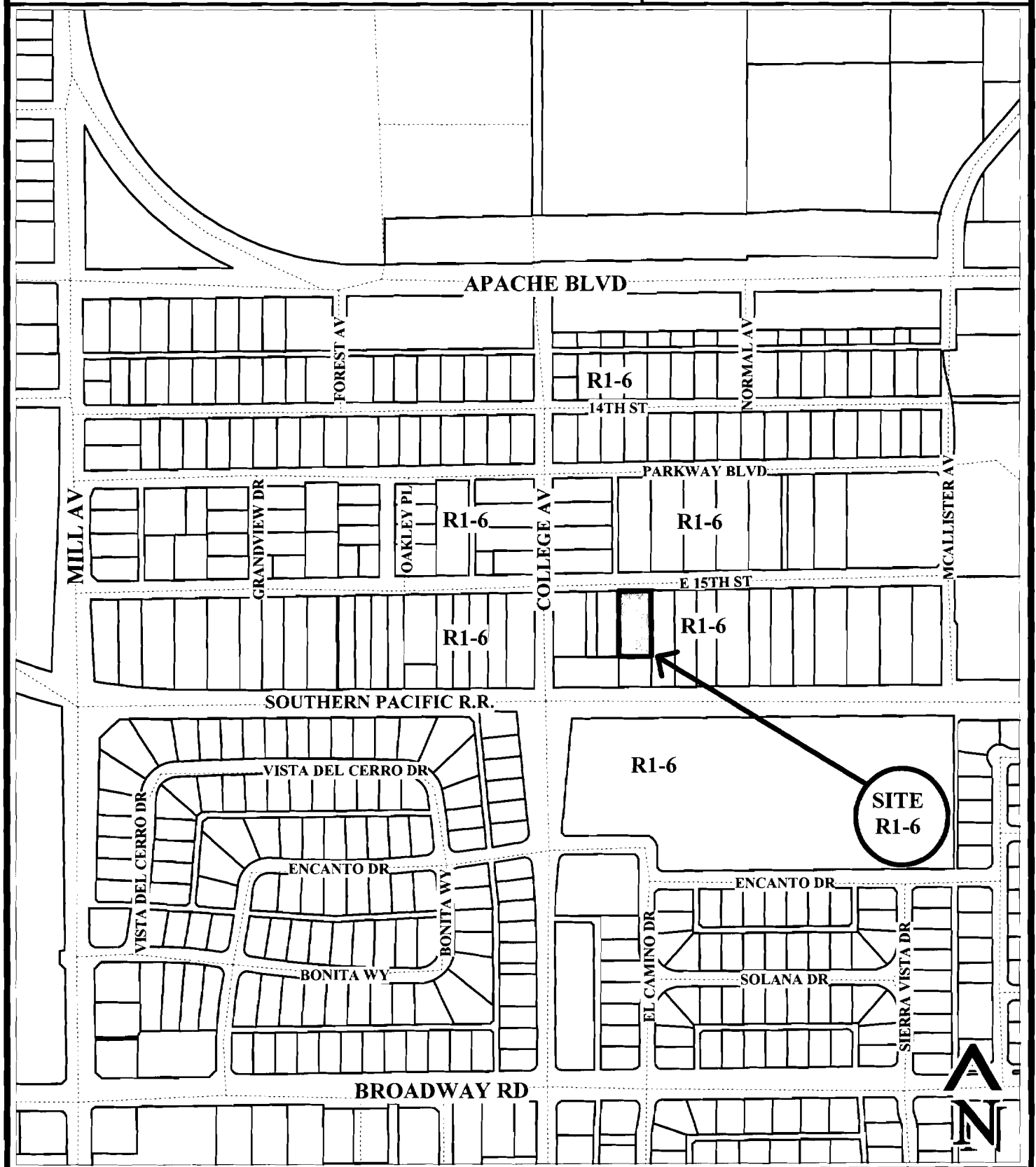
Applicant – C. Tyler Kestner/ The Apollo Group, LLC Design and Build
Owner – John Bargnesi
Existing zoning – R1-6, Single Family Residential District
Lot Size – 22,333 s.f. / .51 acres
Existing Home Area – 2,122 s.f.
Proposed Accessory Building Expansion – 546 s.f.
Maximum Lot Coverage – 45%
Proposed Lot Coverage – 11%

**ZONING AND
DEVELOPMENT**

CODE REFERENCE: Section 3-401- Accessory Buildings, Uses and Structures
Section 6-308 – Use Permits

BARGNESI RESIDENCE

PL070202





BARGNESI RESIDENCE (PL070202)

Letter of Explanationp

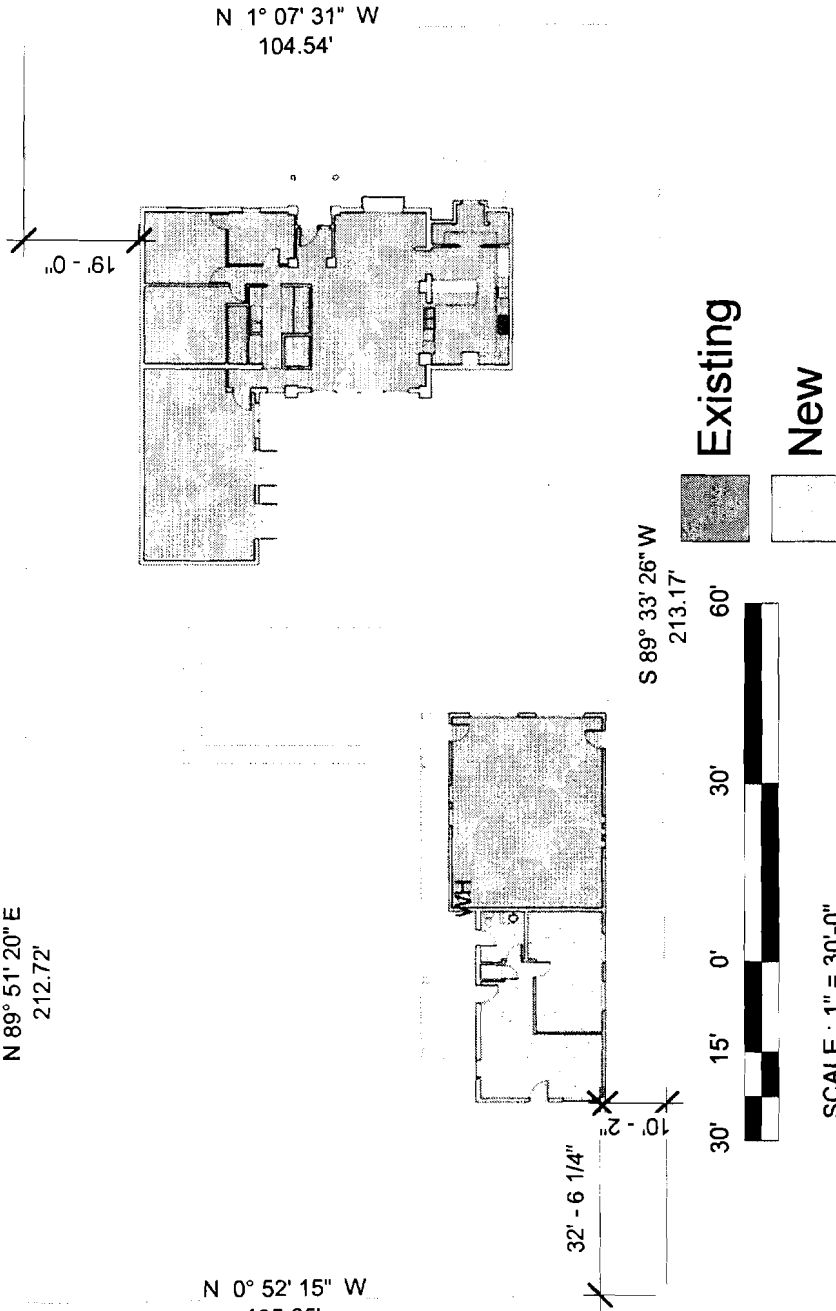
The new structure will be used for a workshop and a pool side bathroom.

- The use of this new structure it will not create additional vehicular or pedestrian traffic simply because it is being used only by the residence of the home. The bath room will be used the family members while at the pool and out at the workshop. The workshop is for hobby alone and any household projects.
- The structure will be built to meet all state and city building codes so there won't be any nuisances that exceed ambient conditions.
- The new structure will add value to the existing home thus contributing to the values of the surrounding properties. The goal and objective of the home owner is to simply better their lifestyle.
- The new structure will be constructed out of standard building materials and finished with matching textures, materials and colors of that which match the existing home and those in the surrounding neighborhood.
- The purpose for the new structure is strictly for private use only and not for any public or commercial use at any time.

N 89° 51' 20" E
212.72'

N 0° 52' 15" W
105.65'

N 1° 07' 31" W
104.54'



Existing

New

1 Site Plan
1" = 30'-0"

ERICSON
DESIGN

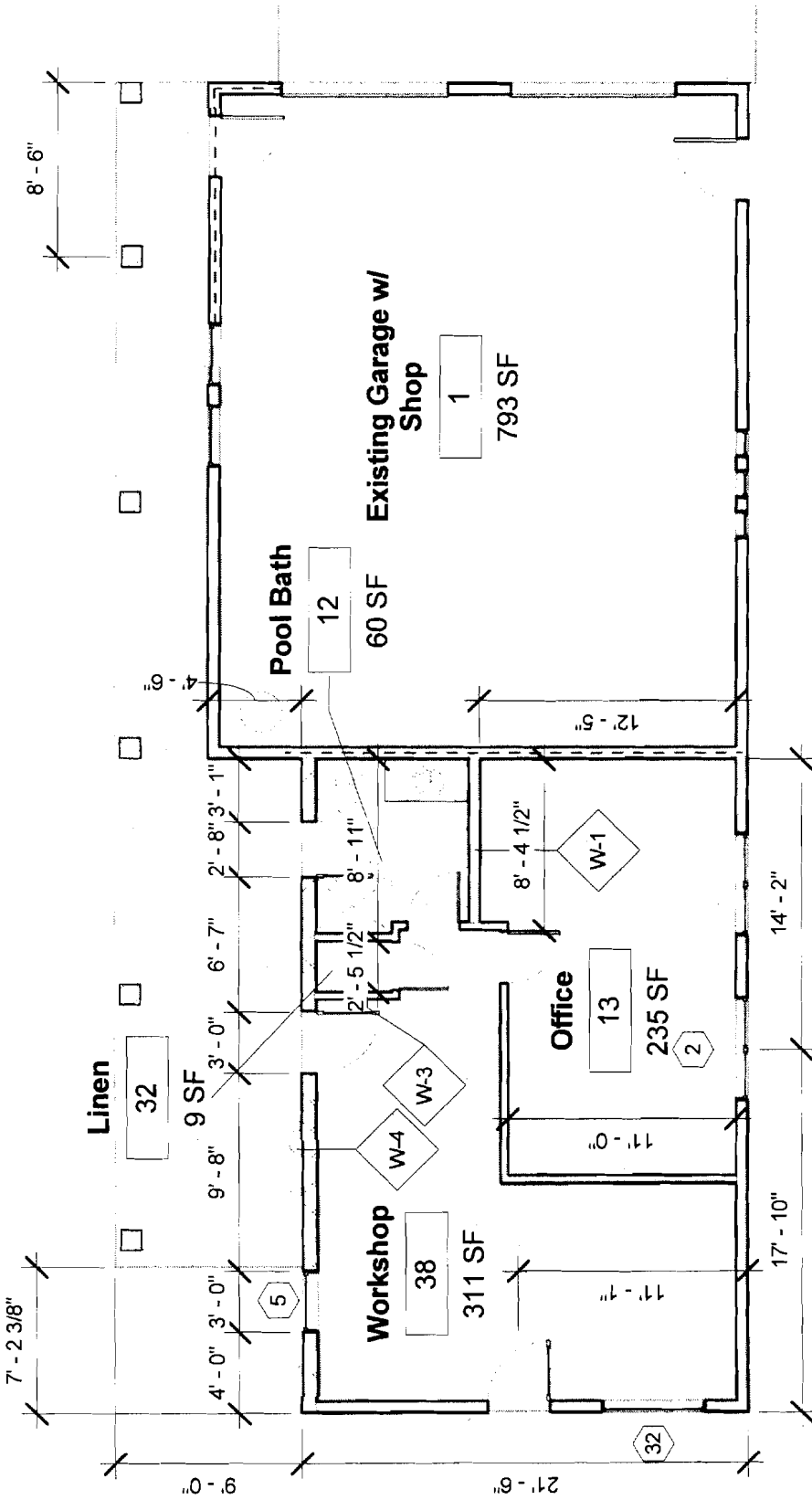


Bargnesi Residence Remodel

5-4-2007
Site Plan
A1

221 E. 15th Street
Tempe, Arizona 85281

PROFESSIONAL LIMITED LIABILITY CO
2810 NORTH 29TH PLACE
PHOENIX ARIZONA 85008
602 293 7414, 602 957 2915



1 Floor Plan
1/8" = 1'-0"

ERICSON
DESIGN

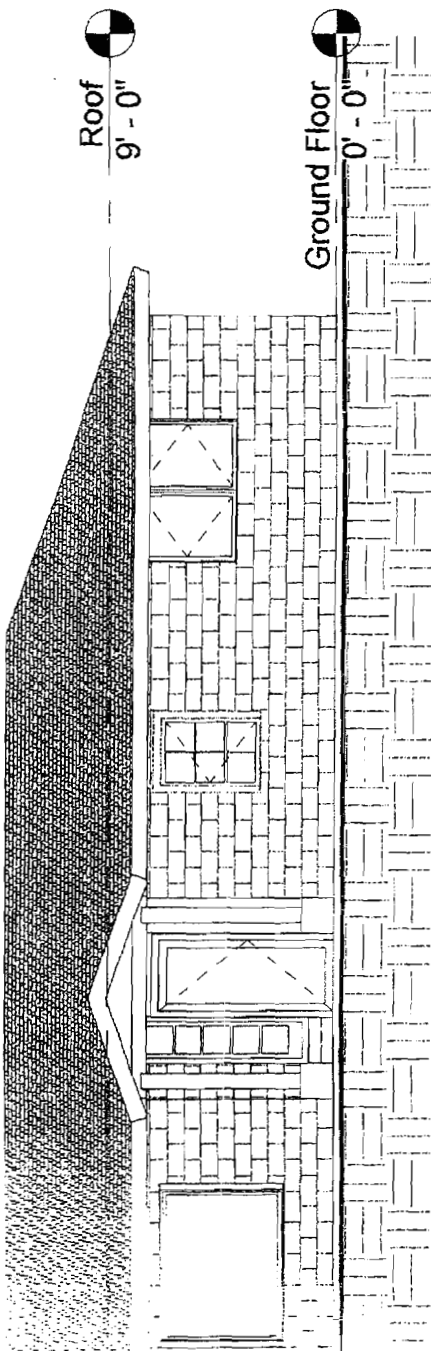


PROFESSIONAL LIMITED LIABILITY CO
2810 NORTH 29TH PLACE
PHOENIX ARIZONA 85008
602 293 7114 602 957 2915

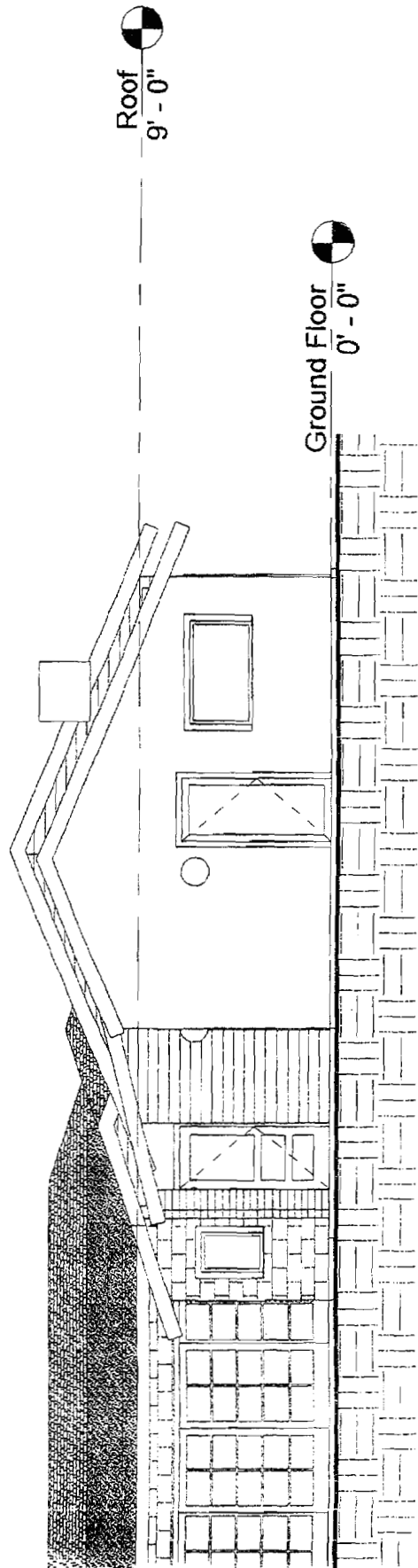
Bargnesi Residence Remodel

5-4-2007
Floor Plan
A2

221 E. 15th Street
Tempe, Arizona 85281



F1





BARGNESI RESIDENCE

221 E 15TH ST

PL070202

FRONT OF RESIDENCE: VIEW TO SOUTH



BARGNESI RESIDENCE

221 E 15TH ST

PL070202

EXISTING ACCESSORY BUILDING